

15 JUL 2021

This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

表格第 S16-III 號

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP.131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal
of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年
的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/MC-KTN/781
	Date Received 收到日期	15 JUL 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

MAISON DE CHARLOTTE POUR DES CHATS ET DES CHIENS SARL LIMITED 沙律貓狗之家有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

TANG LOK SAN 鄧樂桑

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 949 (Part) in D.D. 107, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第107約地段第949號(部份)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,379 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 859.82 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	NA 不適用 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	錦田北分區計劃大綱核准圖編號 S/YL-KTN/9 Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	農業 Agriculture
(f) Current use(s) 現時用途	動物寄養所 Animal Boarding Establishment (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
17/06/2021 (DD/MM/YYYY)[&]
於 17/06/2021 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 17/06/2021 (DD/MM/YYYY)[&]
於 17/06/2021 (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
 擬議用途/發展

擬議臨時動物寄養所及填土工程
 Proposed Temporary Animal Boarding Establishment and Filling of Land

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
 申請的許可有效期

☒ year(s) 年 3
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	1,519.18	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	859.82	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	9	.....
Proposed domestic floor area 擬議住用樓面面積	NA 不適用	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	859.82	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	859.82	.....sq.m <input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Please refer to Proposed Layout Plan. 請參考擬議平面圖。

.....

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	2	.....
Motorcycle Parking Spaces 電單車車位	NA 不適用	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NA 不適用	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NA 不適用	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NA 不適用	.....
Others (Please Specify) 其他 (請列明)	NA 不適用	.....

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	NA 不適用	.....
Coach Spaces 旅遊巴車位	NA 不適用	.....
Light Goods Vehicle Spaces 輕型貨車車位	1	.....
Medium Goods Vehicle Spaces 中型貨車車位	NA 不適用	.....
Heavy Goods Vehicle Spaces 重型貨車車位	NA 不適用	.....
Others (Please Specify) 其他 (請列明)	NA 不適用	.....

Proposed operating hours 擬議營運時間 上午八時至下午六時，逢星期一至日(包括公眾假期)			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 青山公路潭尾段，再轉入小路 Castle Peak Road - Tam Mi, then access via local track	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 2,379 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.3 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>NA 不適用</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	NA 不適用 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	NA 不適用 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	NA 不適用
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： NA 不適用</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因： NA 不適用</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 NA 不適用</p> <p><input type="checkbox"/> month(s) 個月 NA 不適用</p>

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

請參考附件。

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



鄧榮榮

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

NA 不適用

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

NA 不適用

Others 其他

on behalf of
代表

NA 不適用

☐ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

18/06/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 949 (Part) in D.D. 107, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第107約地段第949號(部份)
Site area 地盤面積	2,379 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	錦田北分區計劃大綱核准圖編號 S/YL-KTN/9 Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9
Zoning 地帶	農業 Agriculture
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時動物寄養所及填土工程 Proposed Temporary Animal Boarding Establishment and Filling of Land

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	859.82 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	9	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用	<input type="checkbox"/> m 米 (Not more than 不多於)
		NA 不適用	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	3.5	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	36.1 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		LGV: 1

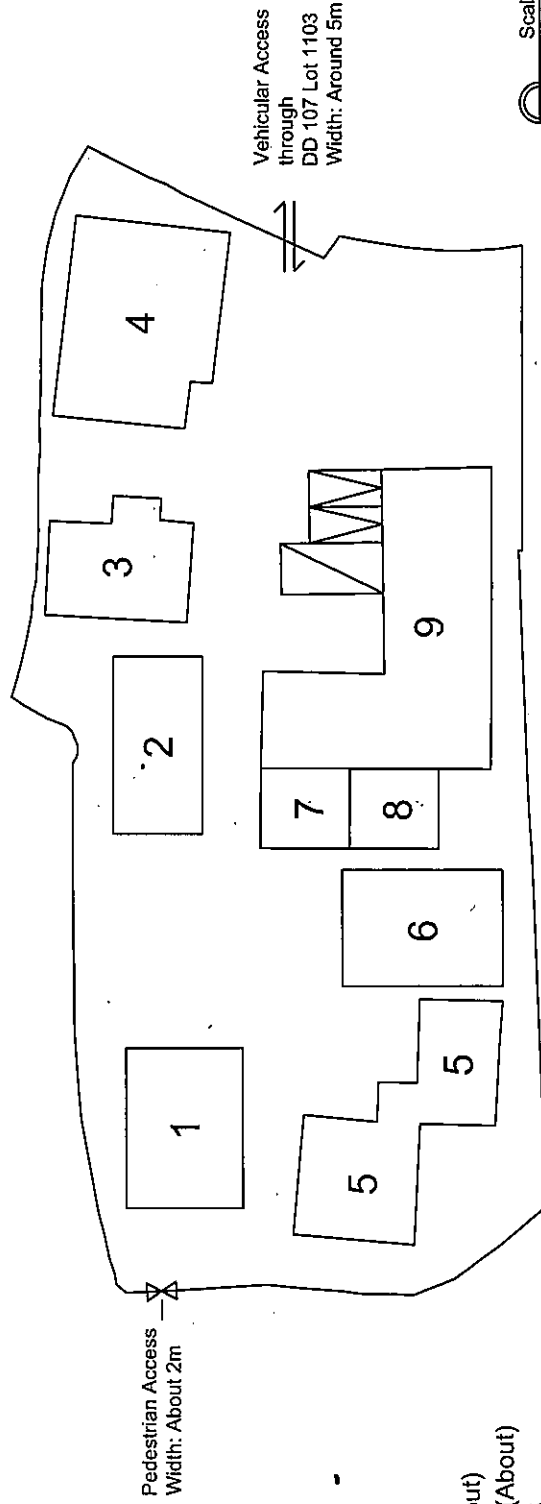
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Existing Vehicular and Pedestrian Access 現有汽車及行人通道圖		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Proposed Structures Details

Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey	Proposed/Existing
1 Animal Boarding Establishment	About 11m x 8m = 88 m ²	3.5m	1	Proposed Structure
2 Animal Boarding Establishment	About 12.2m x 6.1m = 74.42 m ²	3m	1	Proposed Structure
3 Animal Boarding Establishment	About 70.9 m ²	3.5m	1	Existing TS
4 Animal Boarding Establishment	About 141.2 m ²	3.5m	1	Existing TS
5 Ancillary Storage	About 122.2 m ²	3.5m	1	Existing TS
6 Animal Boarding Establishment	About 11m x 8m = 88 m ²	3.5m	1	Proposed Structure
7 Animal Boarding Establishment	About 5.5m x 6.1m = 33.55 m ²	3.5m	1	Proposed Structure
8 Animal Boarding Establishment	About 5.5m x 6.1m = 33.55 m ²	3.5m	1	Proposed Structure
9 Animal Boarding Establishment	About 208 m ²	3.5m	1	Existing TS
Total	About 859.82 m ²			
10 Private Car Parking Space	5m x 2.5m	Unit(s): 2	N/A	N/A
11 Light Goods Vehicle U/VUL Space	7m x 3.5m	Unit(s): 1	N/A	N/A



Total Area: 2,379 m² (About)
Covered Area: 859.82 m² (About)
Uncovered Area: 1,519.18 m² (About)
Nos. of Proposed Structures: 5
Nos. of Existing Temporary Structures: 4

Appendix 2

Proposed
Layout Plan

擬議平面圖

Location:
D.D.: 107 Lot 949 (Part)

OZP: SYL-KTN/9
District: Kam Tin North
Zoning: Agriculture

擬議臨時動物寄養所(為期3年)及
填土工程

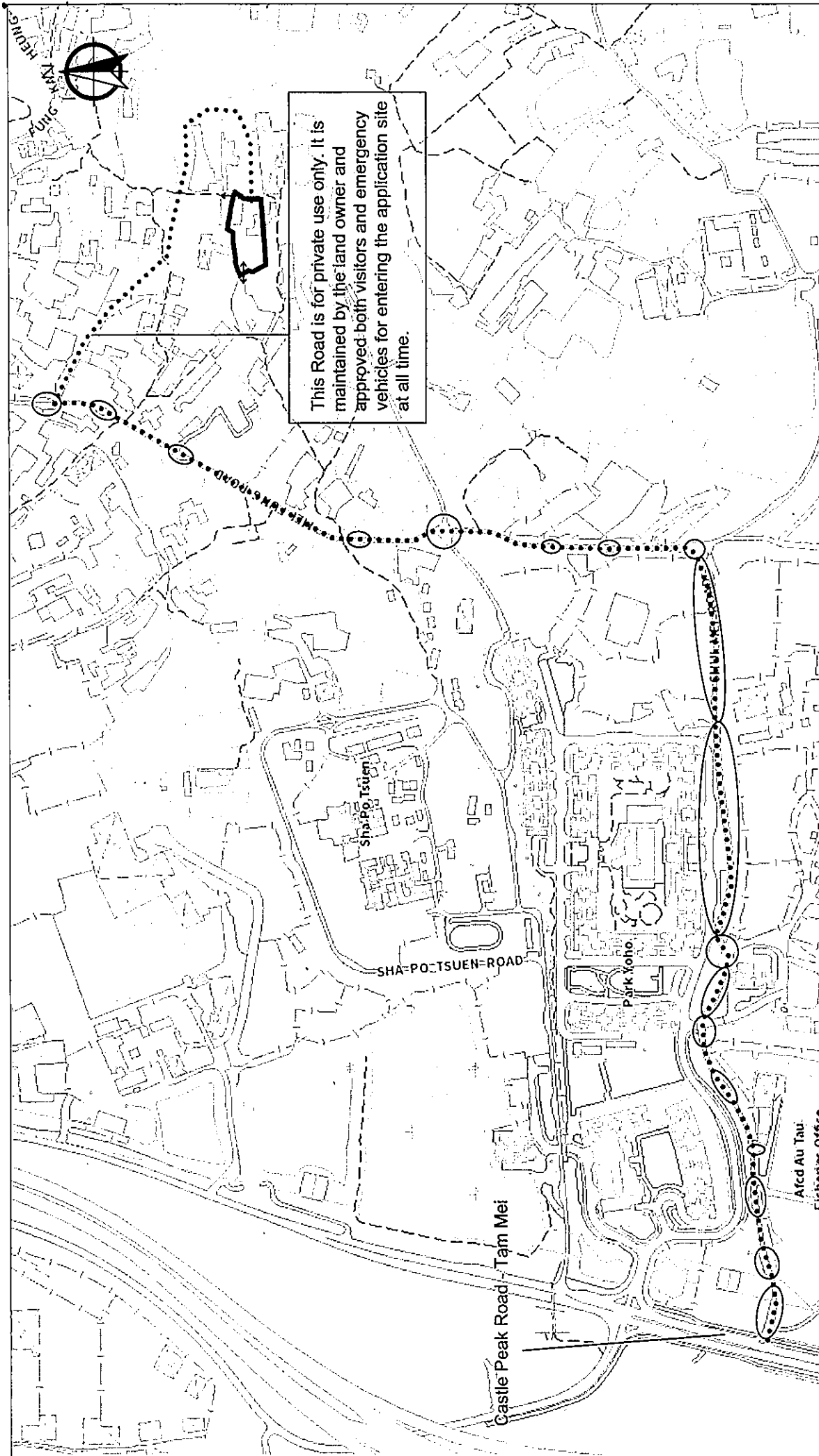
Proposed Temporary Animal Boarding
Establishment For a Period of 3 Years
and Filling of Land

Legend:

- Ingress / egress
- Proposed Structures
- Private Car Parking Space
- LGV U/VUL Space

Drawing No.:
2-01

For Identification Only
Date: 12/07/2021



Captured from map.gov.hk on 26th April 2021

Appendix 3 Existing Vehicular and Pedestrian Access	Location: D.D. 107 Lot 949 (Part) OZP: S/YL-KTN/9 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Animal Boarding Establishment For a Period of 3 Years and Filling of Land	Width of Shui Mei Road: 4.5m (About) Width of Mei Fung Road: 3m (About) Map Legend: ●●●●● Road Path — Site Boundary ↔ Pedestrian Access ○ Maneuvering Space	Drawing No.: 3-01
				For Identification Only Date: 12/07/2021

申請理由

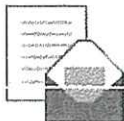
根據城市規劃條例第 16 條作出規劃許可申請

擬在新界元朗錦田北丈量約份第 107 約地段 949 號(部份) 作為期三年的臨時動物寄養所及填土工程用途

- 申請地點的面積約為 2,379 平方米，根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/9，申請地點現時被規劃作「農業」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。動物寄養所於「農業」地帶均是經常許可的發展。
- 擬議申請的動物寄養所屬於「農業」地帶中的「第二欄用途」。在同一個「農業」地帶，城市規劃委員會曾批准相類似的動物寄養所。申請包括：A/YL-KTN/730 (2020 年 11 月 20 日獲批)，A/YL-KTN/642 (2019 年 2 月 22 日獲批)及 A/YL-KTN/645 (2019 年 4 月 12 日獲批)，因此希望城市規劃委員會對本申請作出相同的對待。
- 本次申請與上次(申請編號:A/YL-KTN/759)，用途相同，但申請範圍不同，本次申請包含申請地段上的所有現時在場的臨時建築物及 5 個擬議建築物，有 8 個建築物為動物寄養所，1 個為附屬儲物，用作儲存動物糧食等。
- 擬議用途的營業時間為星期一至星期日包括公眾假期上午八時至下午六時。
- 申請地點會採用混凝土作平整物料，厚度不超過 0.3 米，申請期限結束後會將混凝土打碎並運走。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。
- 本申請旨在支持本地慈善機構沙律貓狗之家有限公司在本申請地點建造一個貓狗寄養所，收容被遺棄的動物，推廣愛護動物，亦向大眾傳播「領養，不棄養」。
- 當場地發展後，附帶條件的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。

- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田北丈量約份第 107 約地段第 949 號(部份)為期三年的臨時動物寄養所及填土工程的用途。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publ



[FI] S.16 Planning application no. A/YL-KTN/781
03/09/2021 14:25

From:

To: tpbpd@pland.gov.hk

Cc:

File Ref:

Follow Up: Normal Priority.

Dear TPB Colleagues,

Please find forwarded to you below the further information (FI) for A/YL-KTN/781 received from the applicant dated 3.9.2021 for your further action. Many Thanks.

Best Regards,

----- Forwarded by Otto Ching Ho LUNG/PLAND/HKSARG on 03/09/2021 14:22 -----

From:

To:

Date: 03/09/2021 11:55

Subject: S.16 Planning application no. A/YL-KTN/781

Mr. Lung,

Thank you for the phone call. Please find the formal further information based on the comments of different Departments on the attachment section. If you have any question regarding to the application, please do not hesitate to contact or email I

Your Sincerely,



AYL-KTN781 All.pdf

致 環境保護署、運輸署、城市設計及園境組及城市規劃委員會：

有關各署對 A/YL-KTN/781 的查詢

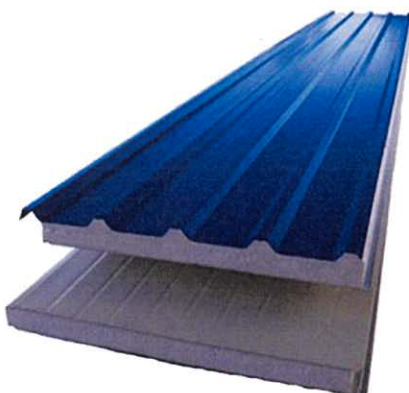
收悉各署對 A/YL-KTN/781 申請的查詢，本人現以書面回覆。

● 環境保護署

本申請是為了提供地方讓本慈善團體「沙律貓狗之家有限公司」收納流浪貓及狗，本申請在營業時間外(即從下午六時至上午八時)會有動物過夜，全日不超過 100 隻寵物。在非營業時間，寵物不會到戶外，只留在寄養所內，以免影響周遭。

在營業時間，動物會到戶外空間，動物數量會因應員工人數調整，但同一時間不會多過 10 隻動物到戶外。到戶外時會使用輔助工具減少來自動物的嘈音，例如狗口罩等。

本公司計劃使用隔音及隔熱的鋁板作為寄養所的牆身及頂部，鋁板與鋁板之間有聚氨酯，下圖為參考圖：



此外，寄養所內計劃安裝 24 小時通風系統及冷風機，例如抽氣扇等，提供良好的居住空間。

本申請是為了提供地方收留流浪貓及狗，申請地點不會進行訓練，所以不會使用哨子及不需要使用任何擴音設備進行廣播，以免為附近環境產生不良影響。

由於寄養所已用上能夠隔音及隔熱的鋁板，現場亦以「鋅鐵皮」物料圍起申請地點，高度約 2 米高，有效降低外來刺激刺激動物。

以上降低對附近環境影響的方法及措施是根據 A/YL-KTN/759 所提出，有關方法及措施會使用在本申請(A/YL-KTN/781)。

- 城市設計及園境組

首先，本公司向 貴組承諾不會將在申請範圍內現有的樹木移除，亦不會在樹木及樹木旁的空間進行平整工程，平整的範圍由全部申請範圍縮減至約 2,156 平方米，而不會平整的地方會用作樹木與平整範圍之間的緩衝區，分隔樹木與平整範圍，減少對樹木及土地的影響，平整面積及位置請參考 Appendix 5。

在本申請範圍內的北及西面有約 10 棵樹，主要是集中在北面，只有 1 棵位於西面(在現有臨時建築物 5 號旁)。在北面的樹木，本公司計劃留有約 3 米闊的泥土提供足夠的空間讓樹木生長。在西面的樹木，本公司計劃建設一個約 2 米乘 2 米的樹坑提供空間讓樹木生長。

此外，本公司會在施工前將樹木圍起保護，確保樹木不會在施工期間受影響。現時已將部分樹木圍起。在文件尾端附有樹木的相片參考。

平整方面，現場已使用適合耕種的泥土作底層，本公司計劃在填土位置上利用混凝土作平整的面層，而混凝土的厚度不會超過 0.3 米。本人會在申請限期完結後將鋪地的物料打碎並運走，不會為該地造成長遠影響，防止影響附近的土壤。

在申請地點上平整地方能提供乾淨的環境給使用者清潔，也避免當使用者離開時帶走泥土，防止發生水土流失的情況。此外，經平整後的地方可以把有關構築物繫穩及鞏固，方便設計及建設渠道。再者，提供了空間給車輛轉動及停泊，避免車輛因濕滑的泥土而未能移動。平整的範圍及大小已經營運所需最小，望 貴組見諒。

填土的高度及地型會依照現況進行，不會改變現有的地型。厚度會由大約 mPD +11.2 提高最多至大約 mPD +11.5，不會超出申請的厚度，較申請地點北面的高度低不多於 0.2 米。

本公司會盡力保護現有的樹木及減少對土地及周遭環境的影響。

● 運輸署

預計本申請地點的車流：

時段	車輛數目（包括出/入）
00:00-01:00	0
01:00-02:00	0
02:00-03:00	0
03:00-04:00	0
04:00-05:00	0
05:00-06:00	0
06:00-07:00	0
07:00-08:00	0-2
08:00-09:00	0-2
09:00-10:00	0-3
10:00-11:00	0-3
11:00-12:00	0-3
12:00-13:00	0-3
13:00-14:00	0-3
14:00-15:00	0-3
15:00-16:00	0-3
16:00-17:00	0-3
17:00-18:00	0-3
18:00-19:00	0-2
19:00-20:00	0
20:00-21:00	0
21:00-22:00	0
22:00-23:00	0
23:00-00:00	0

以下為峻巒外南面的水尾路及尾逢路最近路大約的車流量^:

時段	車流量
00:00-01:00	5-10 輛
01:00-02:00	2-5 輛
02:00-03:00	2-5 輛
03:00-04:00	2-5 輛
04:00-05:00	2-5 輛
05:00-06:00	5-10 輛
06:00-07:00	15-20 輛
07:00-08:00	15-20 輛
08:00-09:00	25-30 輛
09:00-10:00	20-25 輛
10:00-11:00	20-25 輛
11:00-12:00	15-20 輛
12:00-13:00	15-20 輛
13:00-14:00	15-20 輛
14:00-15:00	15-20 輛
15:00-16:00	15-20 輛
16:00-17:00	20-25 輛
17:00-18:00	25-30 輛
18:00-19:00	20-25 輛
19:00-20:00	15-20 輛
20:00-21:00	10-15 輛
21:00-22:00	10-15 輛
22:00-23:00	5-10 輛
23:00-00:00	5-10 輛

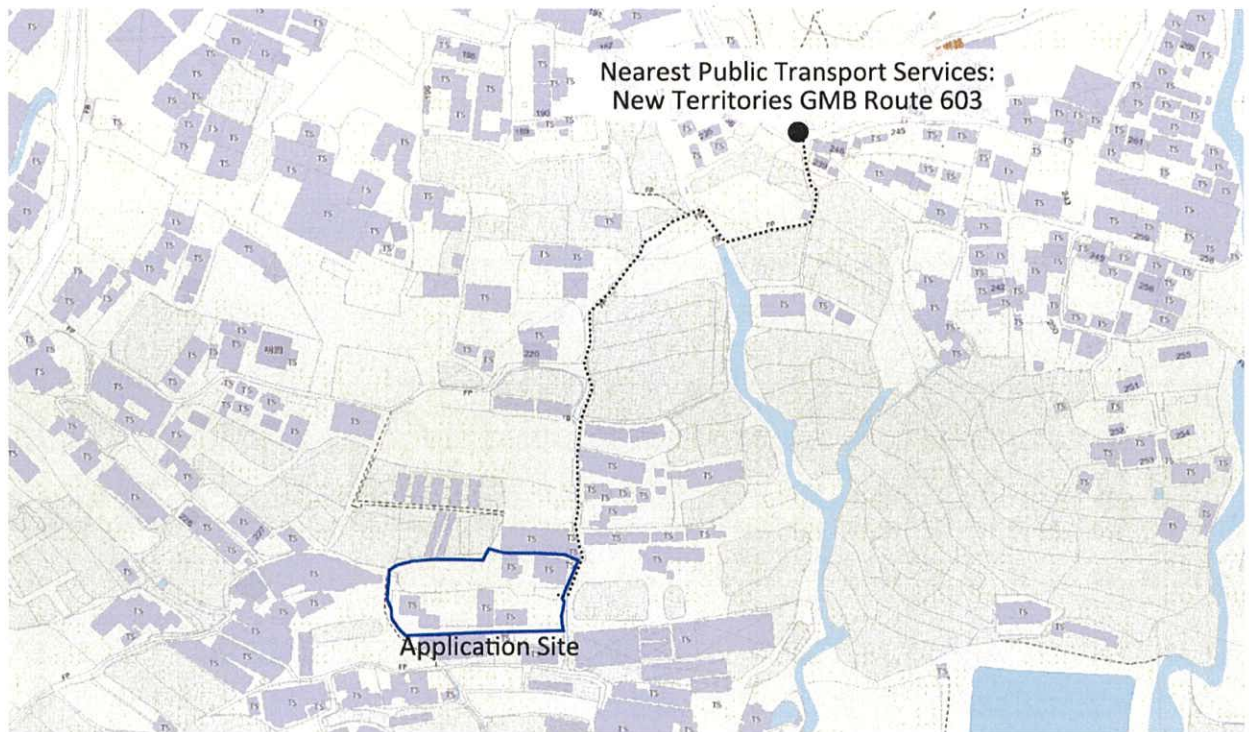
^此數字在 2021 年 3 月 15 日統計。

為了方便上落動物、動物糧食及其他相關物品和方便外來人士（例如領養者等）駕車到本申請地段，申請一個客貨車上落貨位置及兩個泊車位。泊車位包括一個員工及一個外來人士（即有透過電話通知員工的客人）的停車位。本公司計劃如需要駕車前往本寄養所的人士需要透過電話通知寄養所的員工，並不接受沒有通知的車輛，可以控制車流。因此，兩個車位已足夠此申請運作，包括職員及外來人士的需求。

車輛會使用近峻巒外南面的水尾路，轉入尾逢路再以私人道路前往申請地點。客貨車及私家車在進入申請地點前途經的道路有足夠的位置通過及避車，相關道路亦設有避車處，道路詳情請參考 Appendix 3。

本申請地點會使用 D.D. 107 LOT 1103 地段的出入口進出，出入口闊度約 5 米，途中沒有閘或圍牆。道路已獲得相關的土地擁有人同意使用。在申請地點內有足夠的空地來讓車進行可調遣的動作，出入口位置及闊度和調遣空間請參考 Appendix 4。

本申請地點能以的士及小巴到達，綠色專線小巴路線編號 603 號能到達鄉吉鄉路，之後步行約 250 米便到申請地點。



本人了解及會遵守不會在公用道路上讓車輛等候進入本申請地點，停泊在公用道路及以倒後形式進出本申請地點。本公司了解位於青山公路 - 潭尾段至申請地點之間的道路不是由貴署管理。

在本文件尾端附上建議路段所使用公用路段最近的相片，所以相片均擷取至 Google Map 在 2021 年 2 月所拍攝的街近實況。觀察位置請參考 Appendix 3。

- 城市規劃委員會

在道路安排方面，本公司計劃在已批申請 A/YL-KTN/730 的車輛出入口進出申請 A/YL-KTN/781 的範圍，途中不會加設任何鐵閘。而行人可使用其他兩個出入口進出 A/YL-KTN/781 的範圍，詳情請參考 Appendix 3。

申請方面，本申請的營運模式與 A/YL-KTN/730 大致相同，但當時未有預計流浪貓狗的數量增長。本申請是為了收留更多流浪貓狗，提供更多臨時適合流浪貓狗居住及等候領養的空間。希望能收容被遺棄的動物，推廣愛護動物，亦向大眾傳播「領養，不棄養」。

營運時間方面，本申請地點的運作時間為每天上午八時至下午六時，包括公眾假期。申請地點會為了提供地方收留流浪貓及狗，所以會有動物過夜，寄養所內計劃安裝 24 小時通風系統及冷風機，例如抽氣扇等。但在非營業時間，寵物不會到戶外，只會留在寄養所內，避免影響周遭。

填土方面，現場已使用適合耕種的泥土作底層，本公司計劃在填土位置上利用混凝土作平整的面層，而混凝土的厚度不會超過 0.3 米。在申請限期完結後會將鋪地的物料打碎並運走，不會為該地造成長遠影響，防止影響附近的土壤。

在申請地點上平整地方能提供乾淨的環境給使用者清潔，也避免當使用者離開時帶走泥土，防止發生水土流失的情況。此外，經平整後的地方可以把有關構築物繫穩及鞏固，方便設計及建設渠道。再者，提供了空間給車輛轉動及停泊，避免車輛因濕滑的泥土而未能移動。

填土的高度及地型會依照現況進行，不會改變現有的地型。厚度會由大約 mPD +11.2 提高最多至大約 mPD +11.5，不會超出申請的厚度，較申請地點北面的高度低不多於 0.2 米。填土位置方面為申請範圍。

盼望 貴會支持本申請。

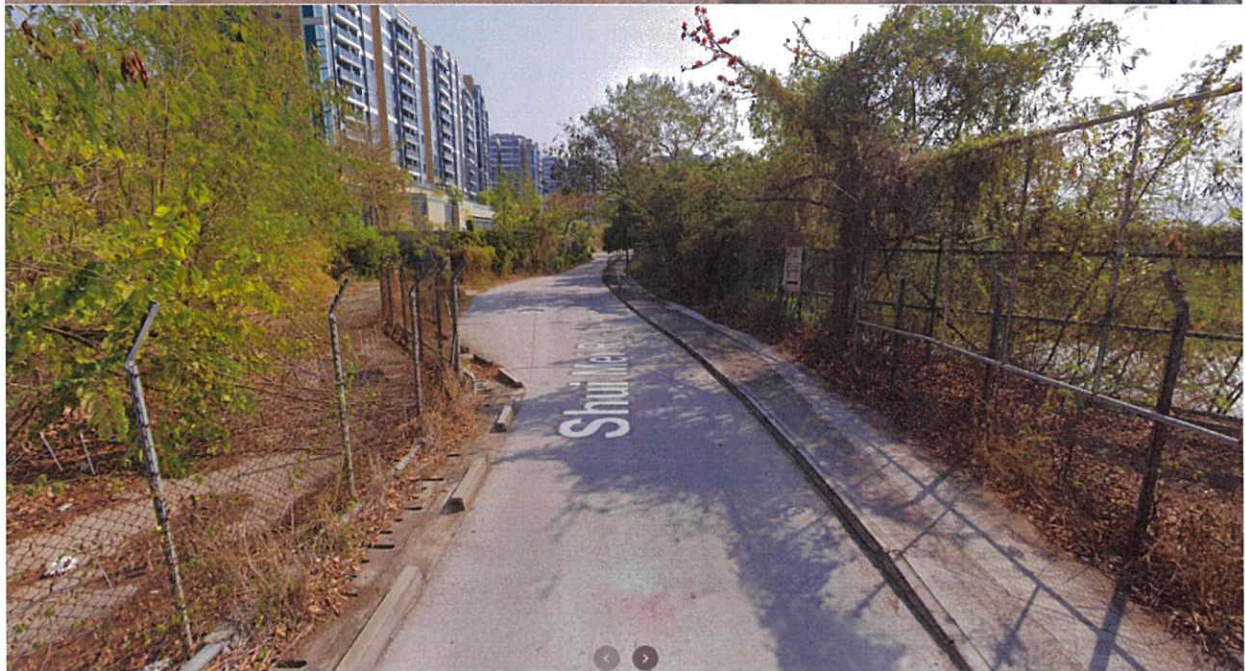
希望此附加文件能釋除各署的疑問，並支持本申請。

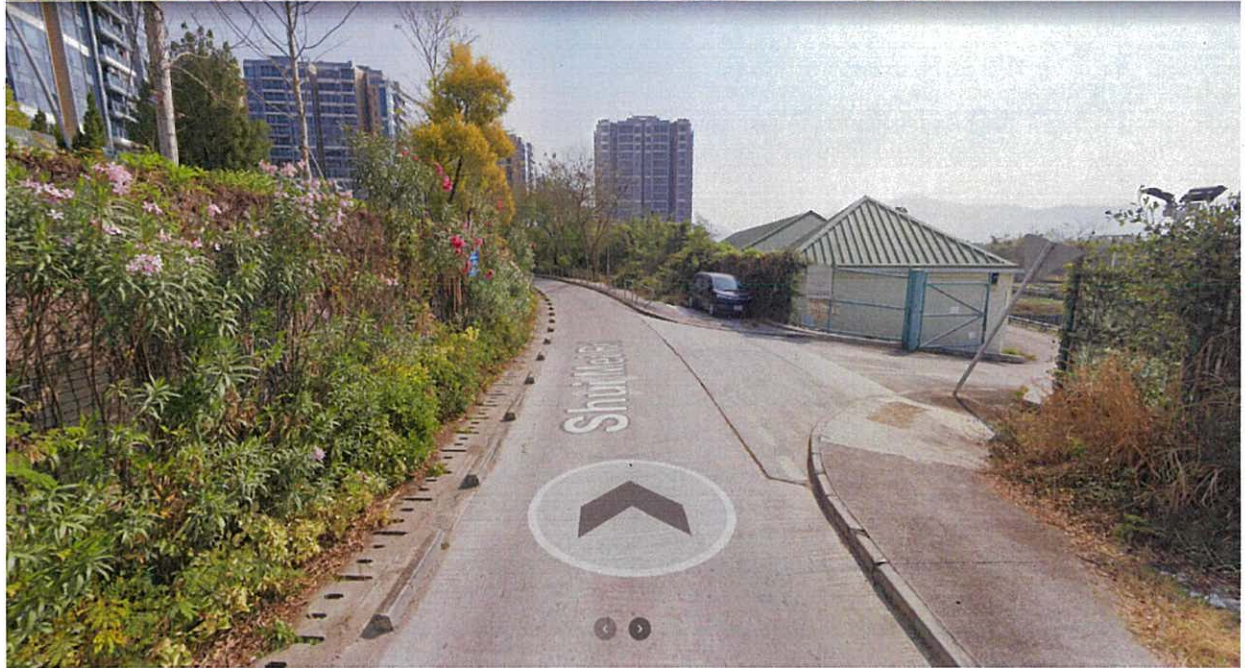
申請人

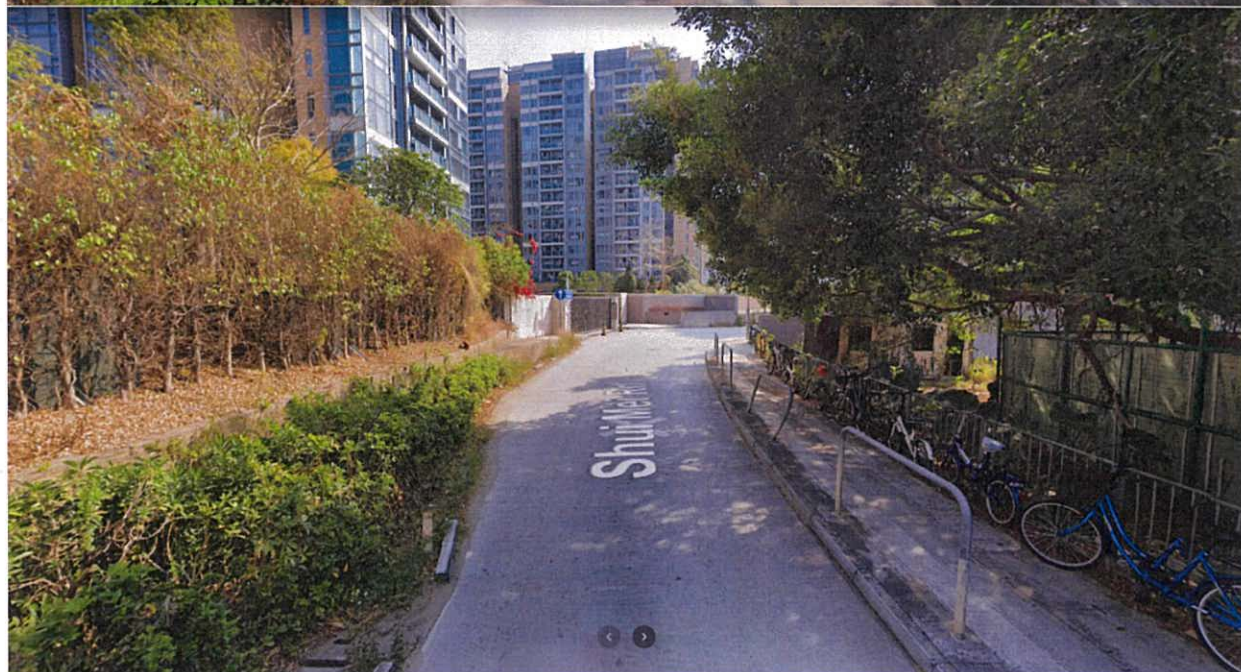
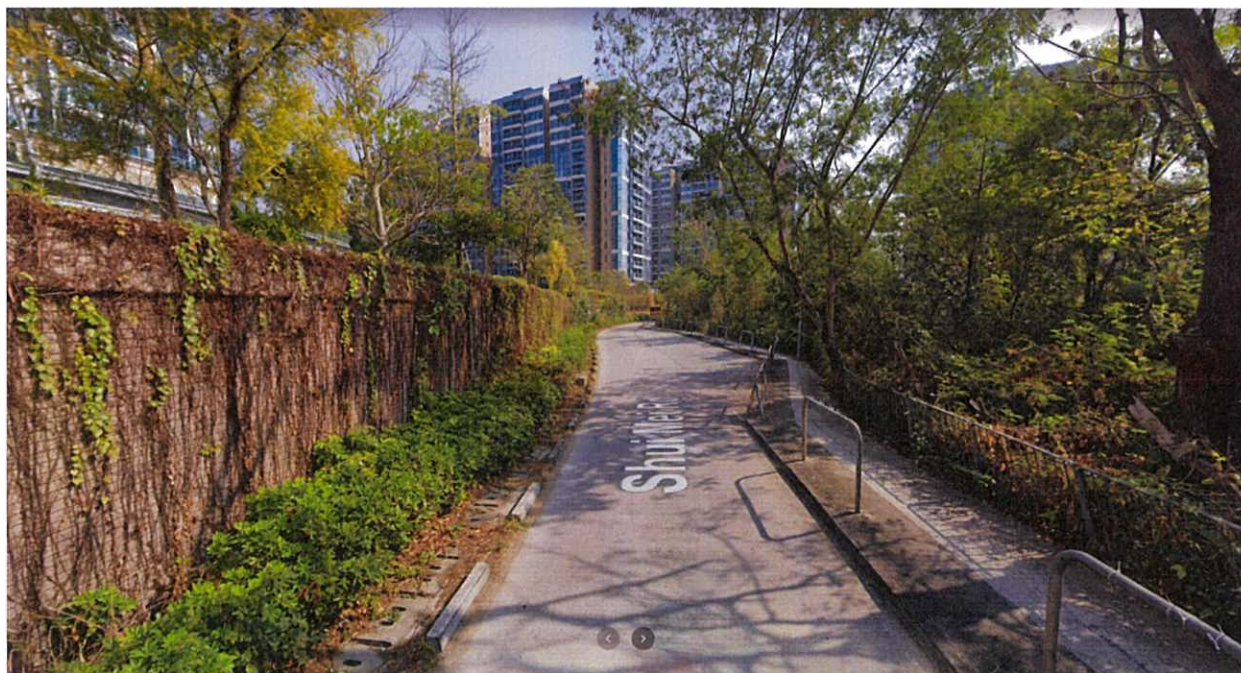
沙律貓狗之家有限公司

二零二一年九月三日

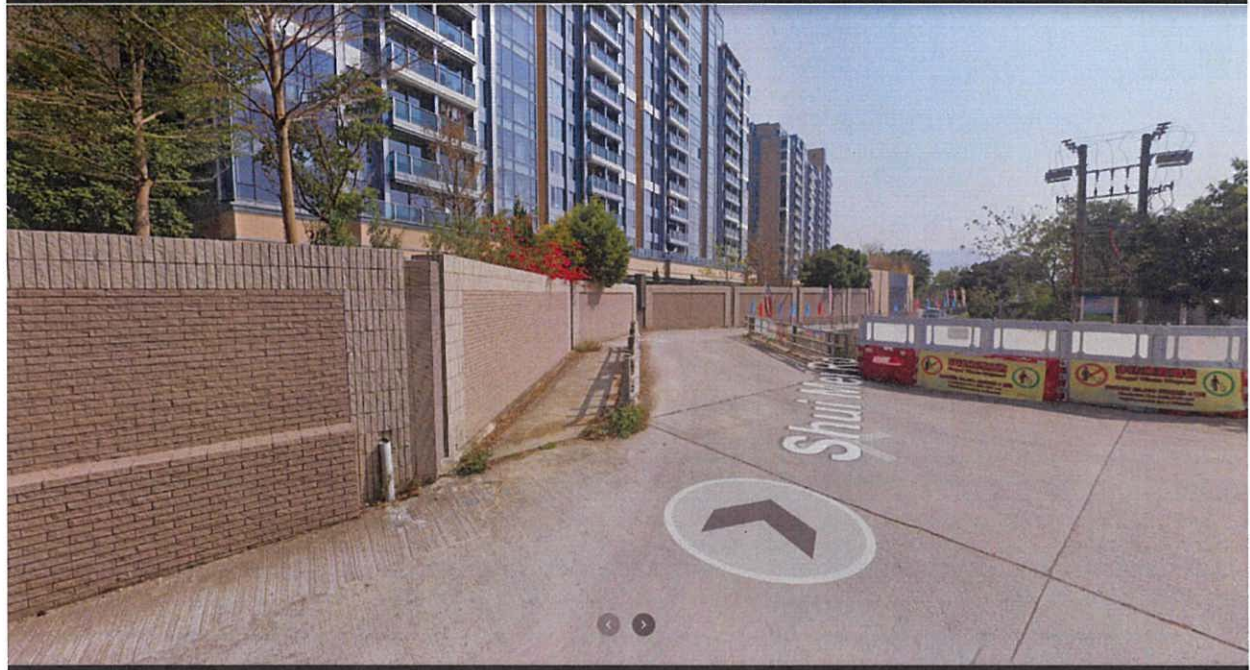
由近峻巒外南面的水尾路至尾逢路的街景實況：

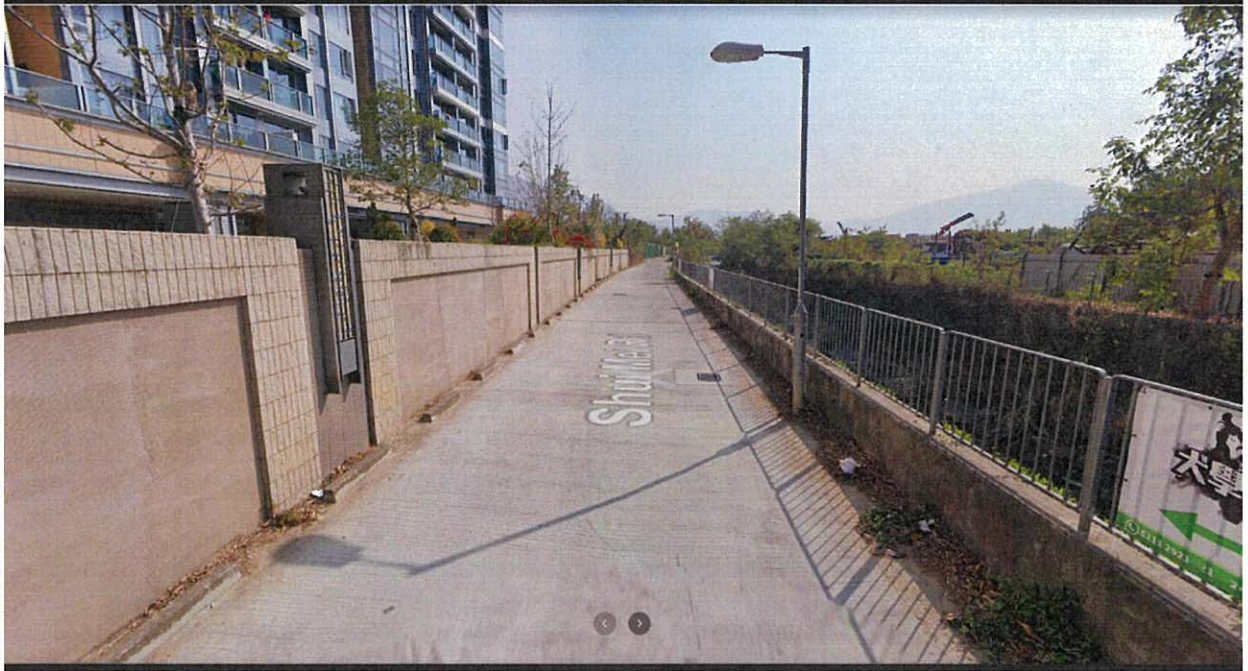


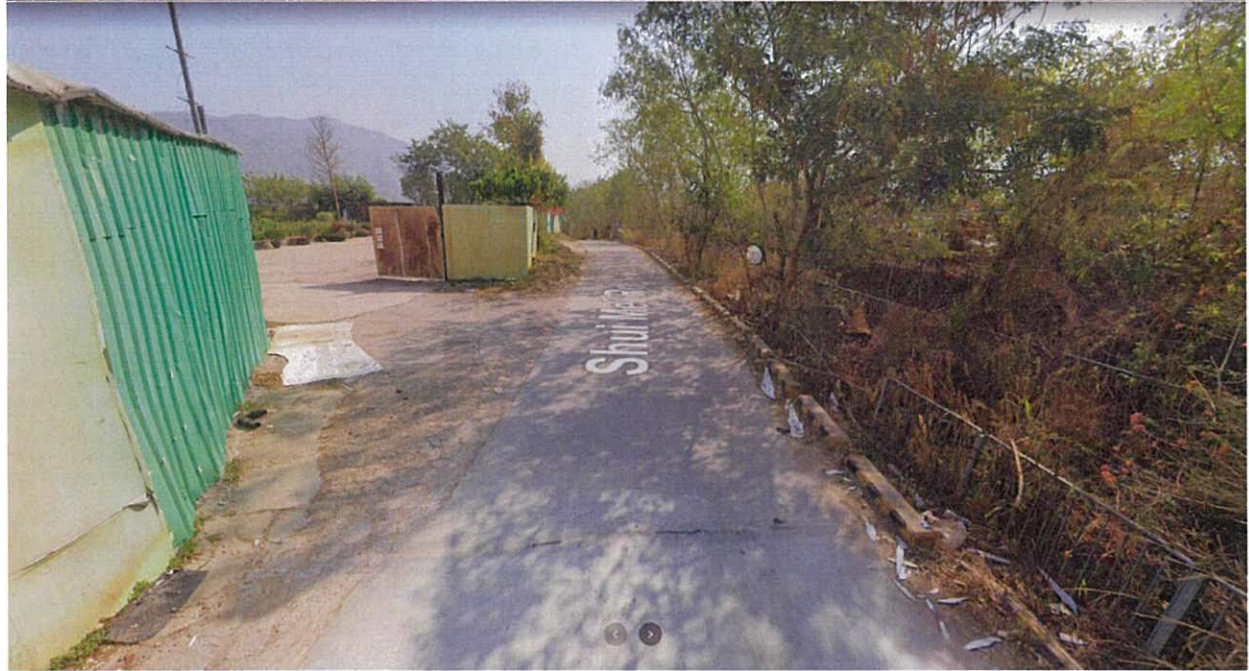
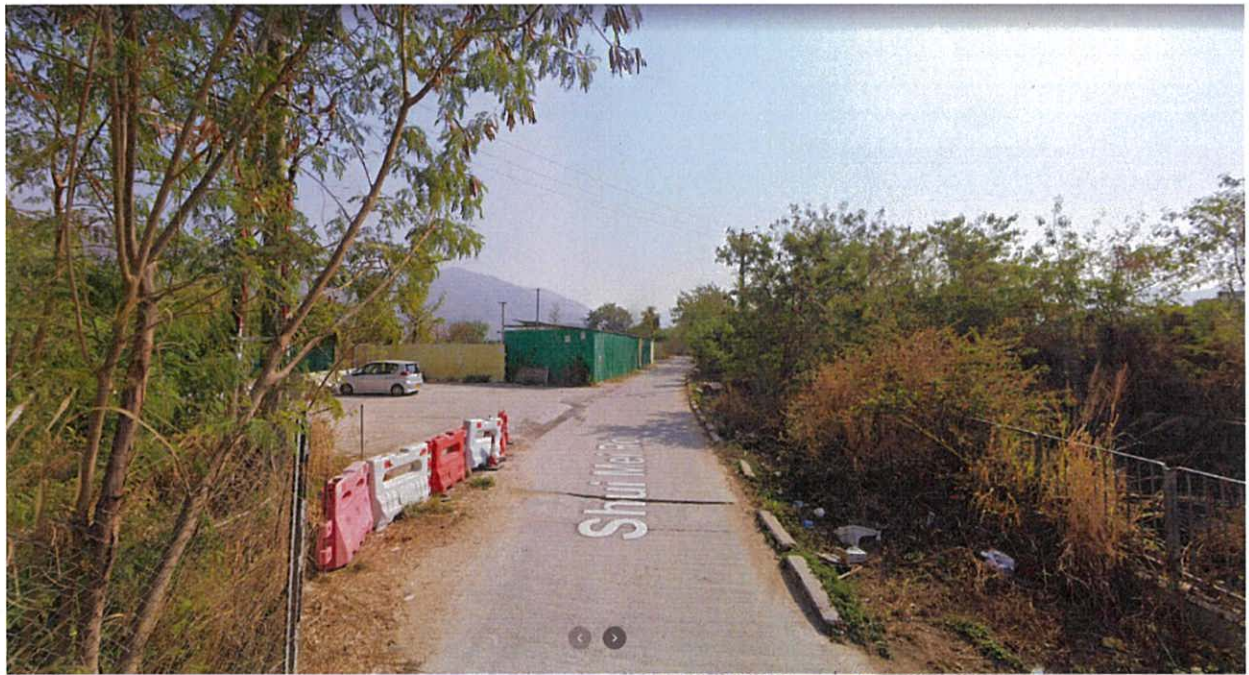




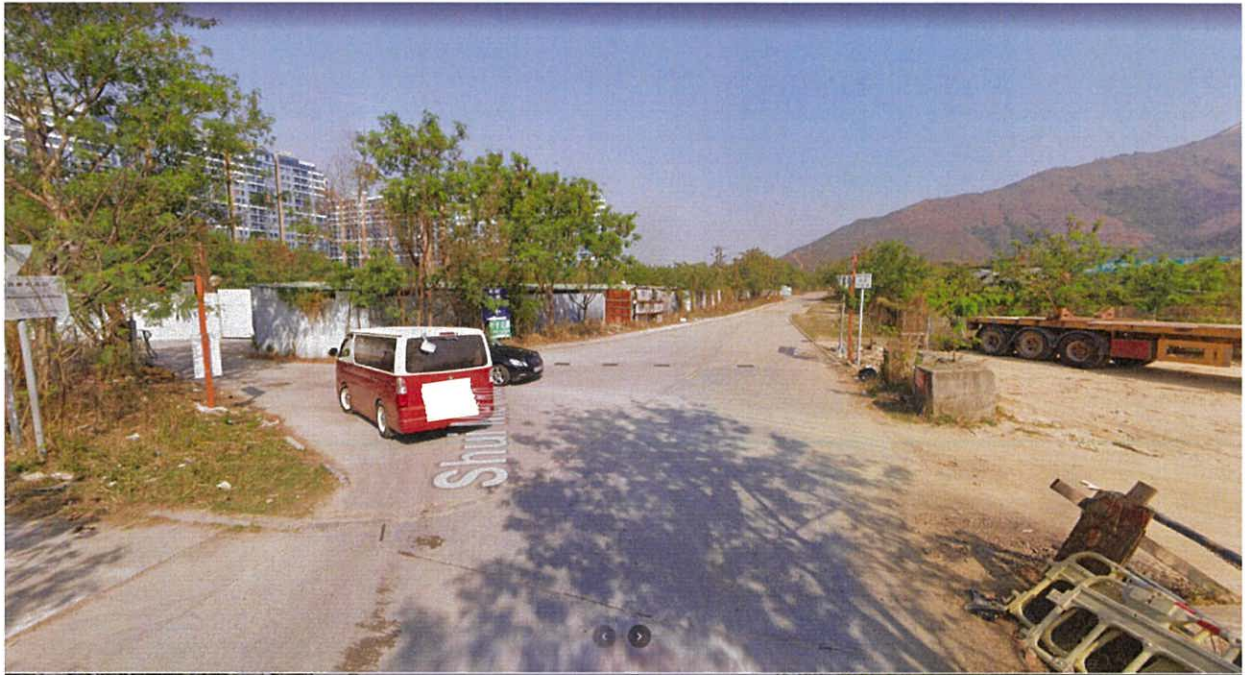


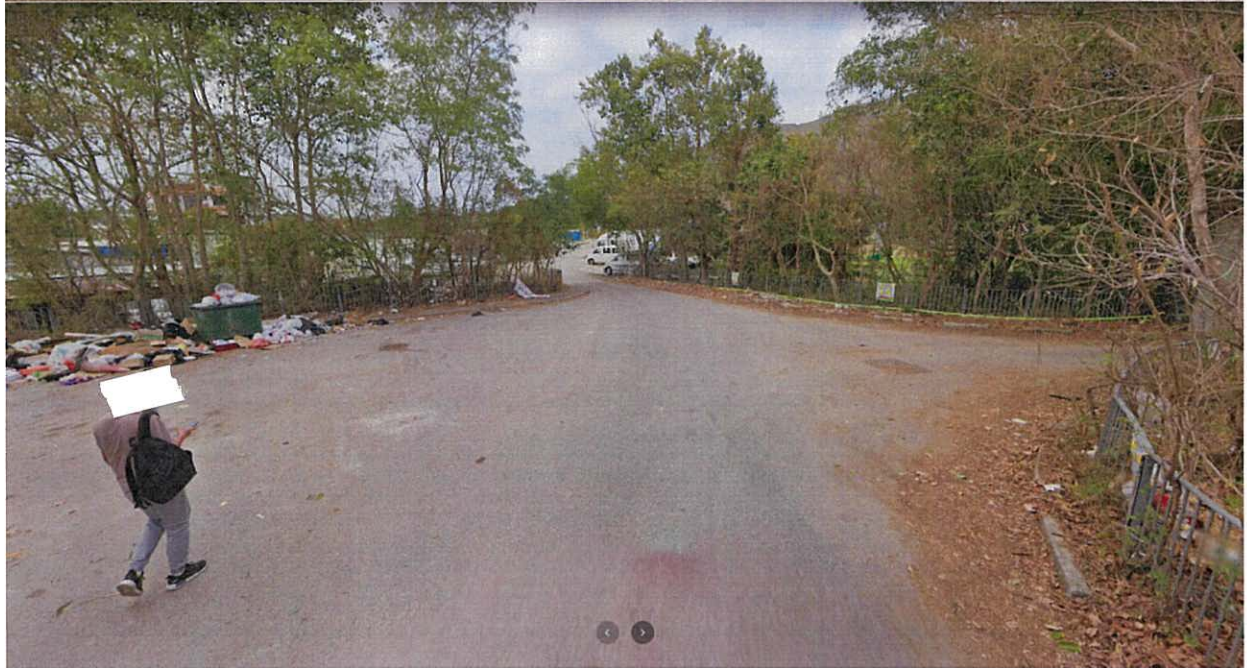




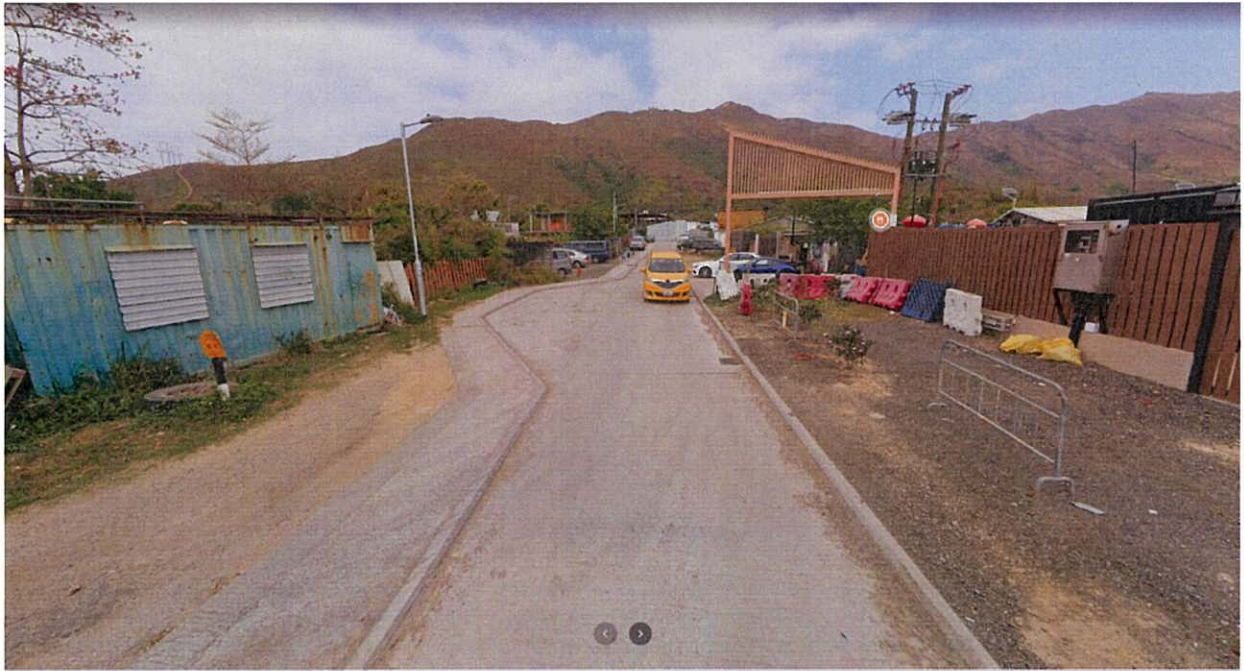






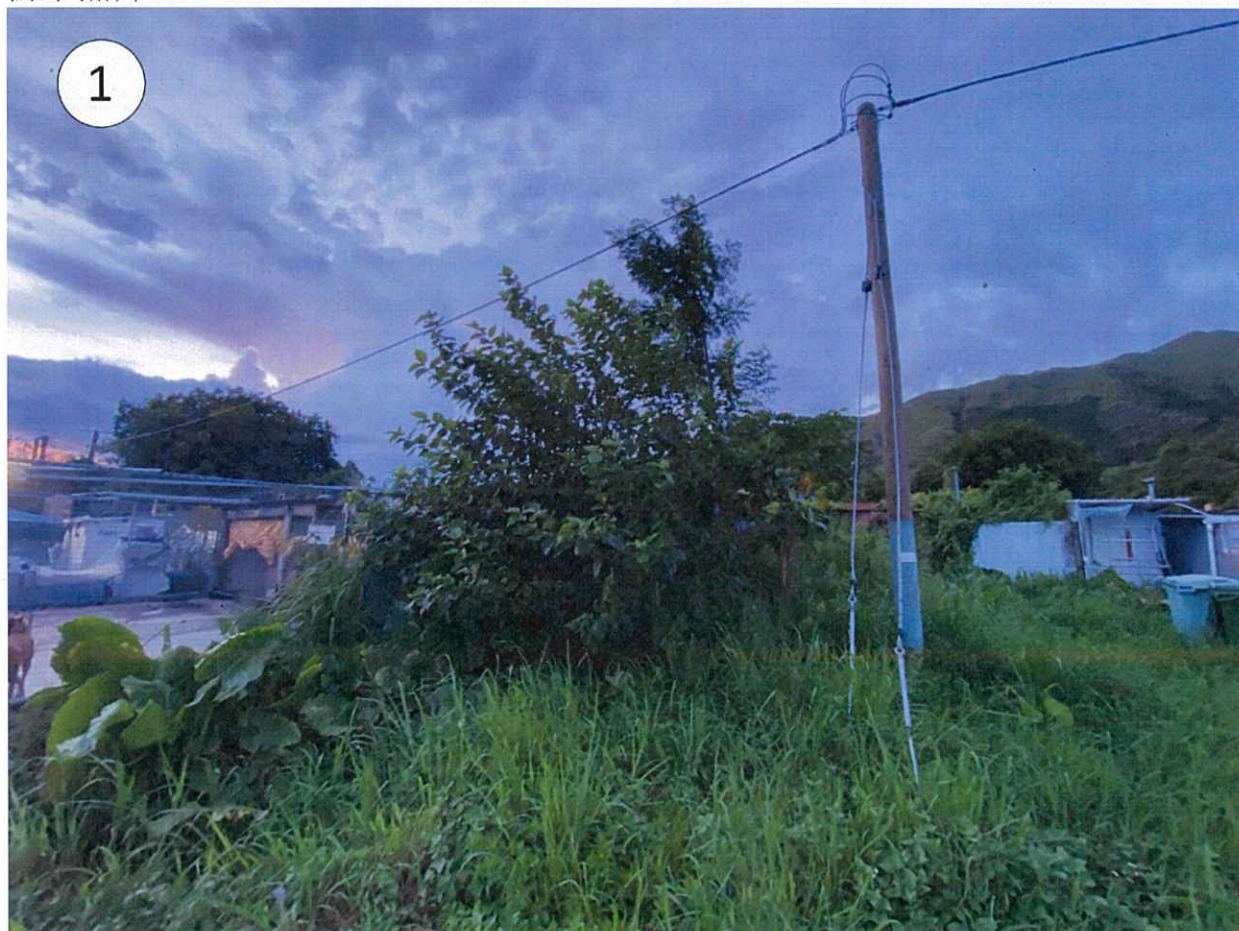


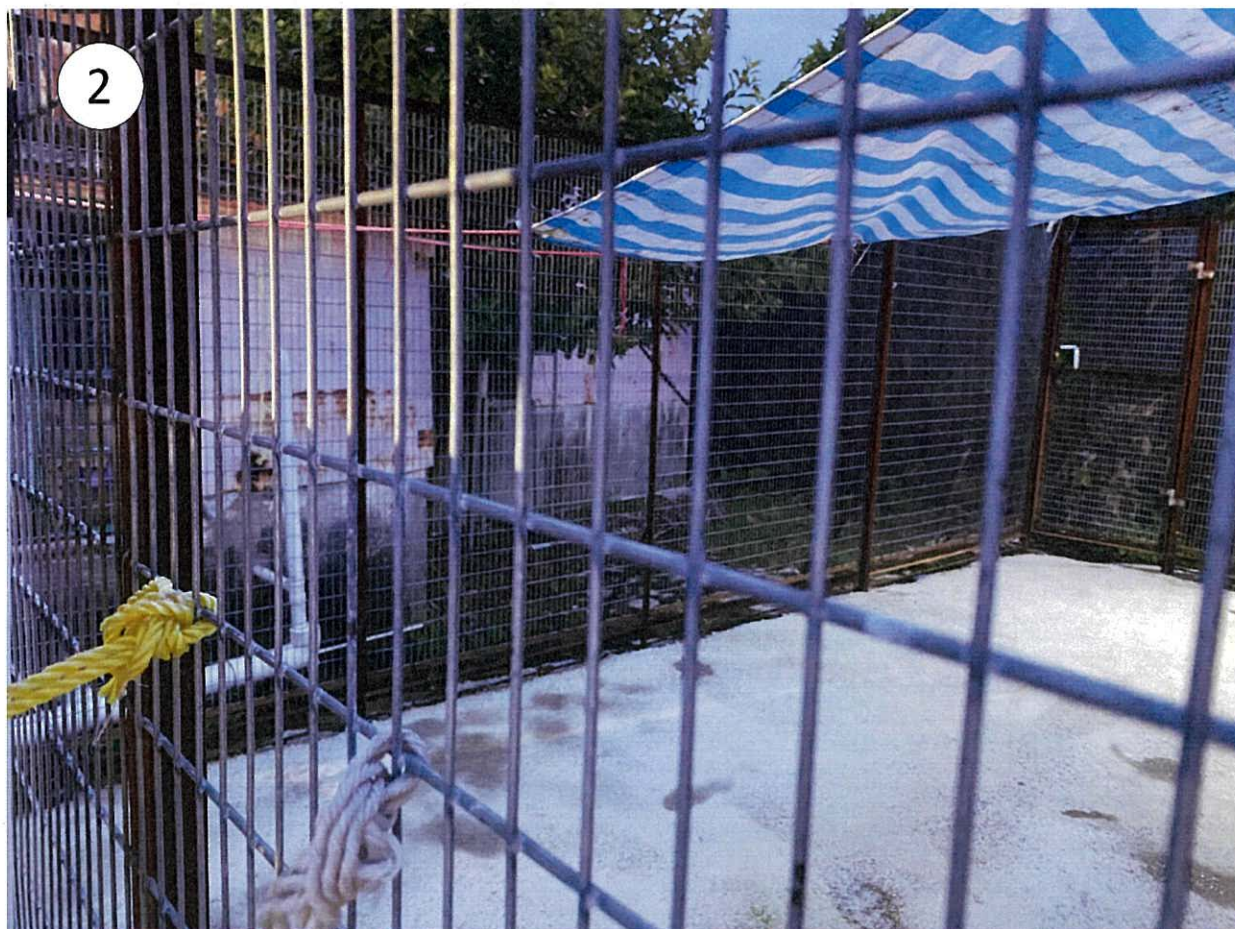


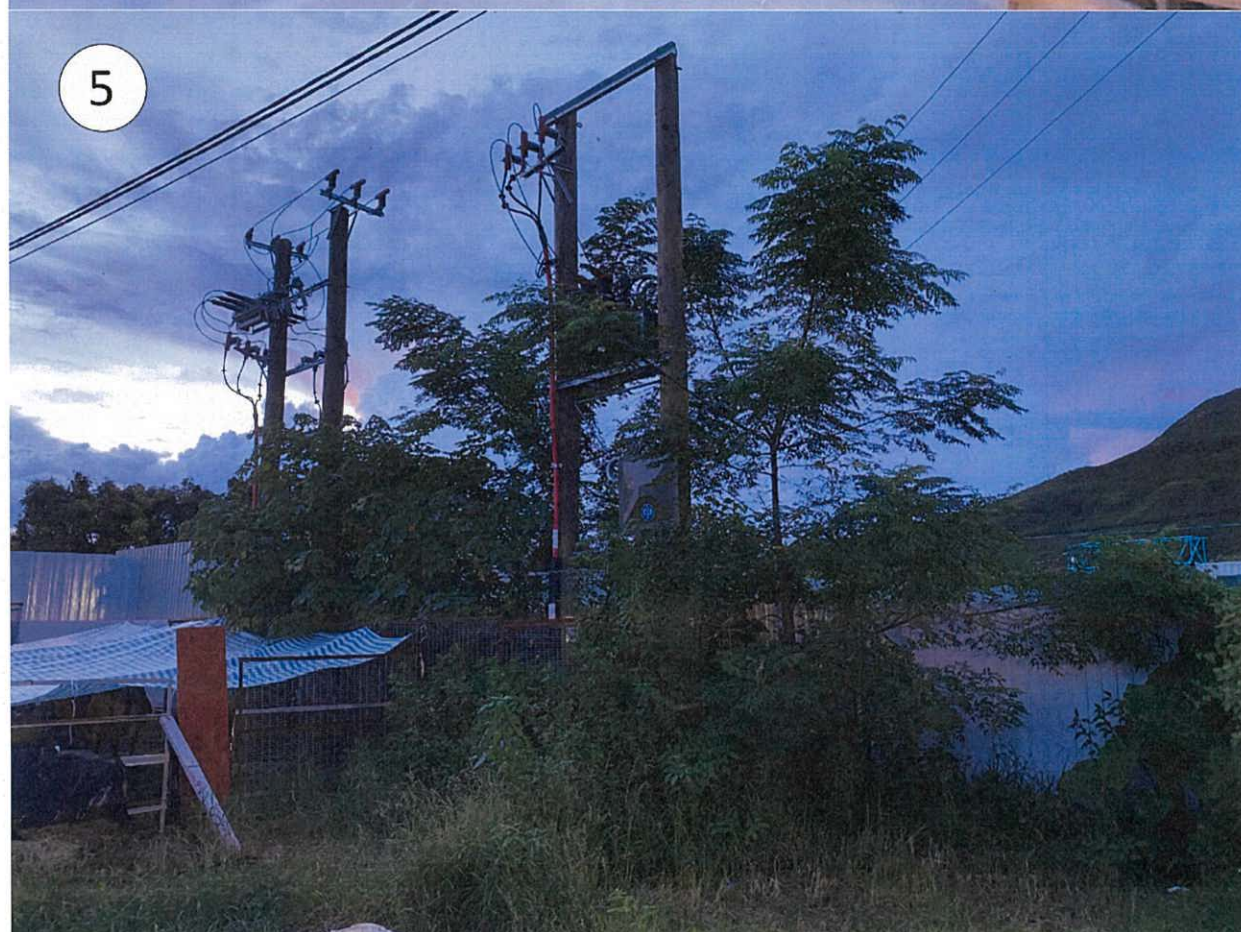




樹木照片：







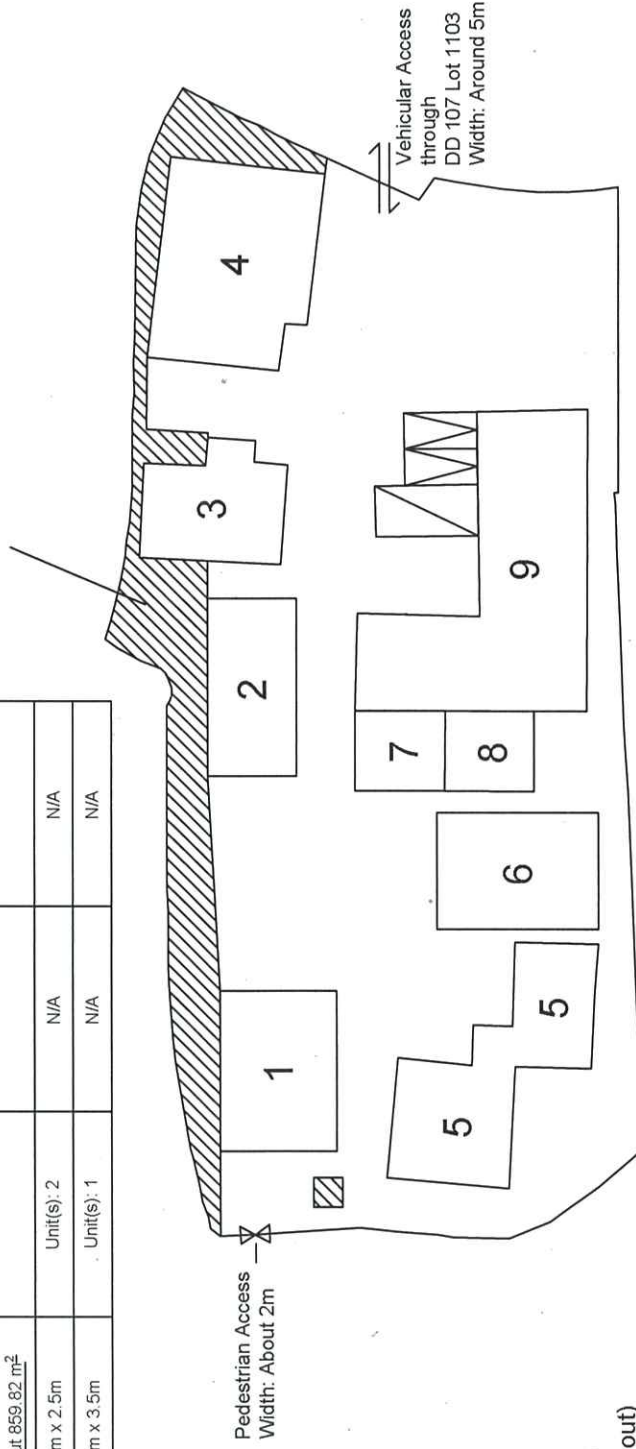
6



Proposed Structures Details

Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey	Proposed/Existing
1 Animal Boarding Establishment	About 11m x 8m = 88 m ²	3.5m	1	Proposed Structure
2 Animal Boarding Establishment	About 12.2m x 6.1m = 74.42 m ²	3m	1	Proposed Structure
3 Animal Boarding Establishment	About 70.9 m ²	3.5m	1	Existing TS
4 Animal Boarding Establishment	About 141.2 m ²	3.5m	1	Existing TS
5 Ancillary Storage	About 122.2 m ²	3.5m	1	Existing TS
6 Animal Boarding Establishment	About 11m x 8m = 88 m ²	3.5m	1	Proposed Structure
7 Animal Boarding Establishment	About 5.5m x 6.1m = 33.55 m ²	3.5m	1	Proposed Structure
8 Animal Boarding Establishment	About 5.5m x 6.1m = 33.55 m ²	3.5m	1	Proposed Structure
9 Animal Boarding Establishment	About 208 m ²	3.5m	1	Existing TS
Total	About 859.82 m ²			
10 Private Car Parking Space	5m x 2.5m	Unit(s): 2	N/A	N/A
11 Light Goods Vehicle U/U.L. Space	7m x 3.5m	Unit(s): 1	N/A	N/A

Paved Area Ratio
Tree Preservation Area: 223 m² (About)
Paved Area: 2156 m² (About)



Total Area: 2,379 m² (About)
Covered Area: 859.82 m² (About)
Uncovered Area: 1,519.18 m² (About)
Nos. of Proposed Structures: 5
Nos. of Existing Temporary Structures: 4

Scale
 1:500 @A4

Appendix 2

Proposed
 Layout Plan

擬議平面圖

Location:
 D.D. 107 Lot 949 (Part)

OZP: SYL-KTN/9
District: Kam Tin North
Zoning: Agriculture

擬議臨時動物寄養所(為期3年)及
 填土工程
 Proposed Temporary Animal Boarding
 Establishment For a Period of 3 Years
 and Filling of Land

Legend:

- Ingress / egress
- Proposed Structures
- Private Car Parking Space
- LGV U/U.L. Space
- Tree Preservation Area

Drawing No.:
 2-01

For Identification Only
Date: 03/09/2021

Proposed Structures Details

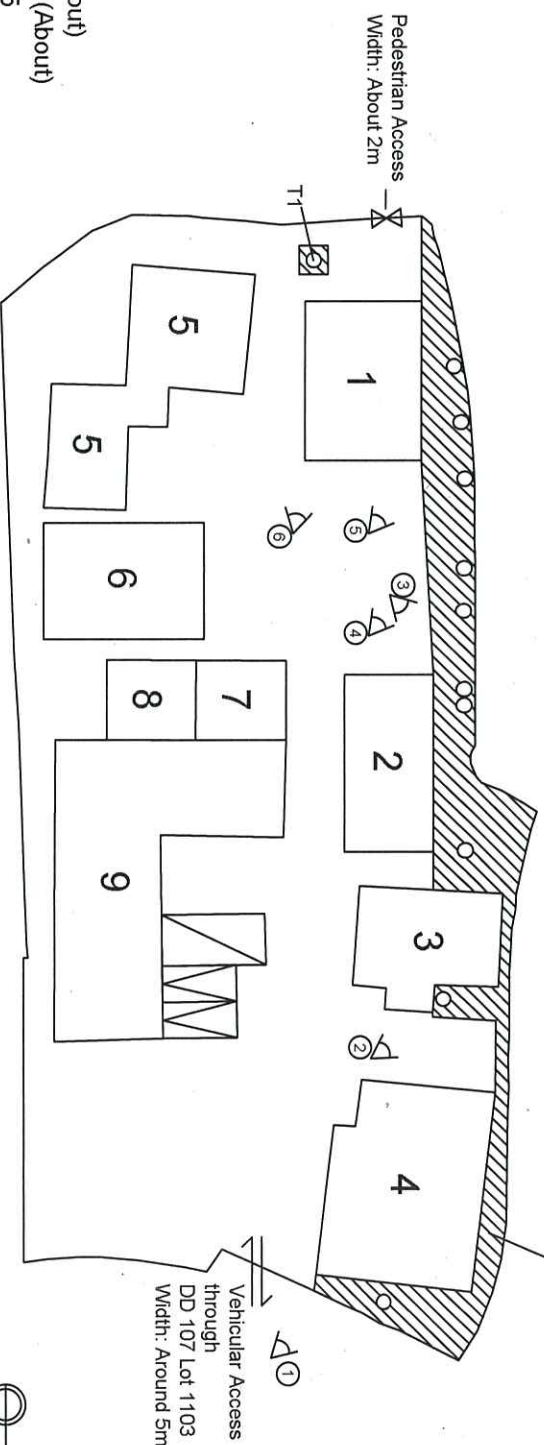
Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey	Proposed/Existing
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3 Animal Boarding Establishment	About 70.9 m ²	3.5m	1	Existing TS
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7 Animal Boarding Establishment	About 5.5m x 6.1m = 33.55 m ²	3.5m	1	Proposed Structure
8 Animal Boarding Establishment	About 5.5m x 6.1m = 33.55 m ²	3.5m	1	Proposed Structure
9 Animal Boarding Establishment	About 208 m ²	3.5m	1	Existing TS
Total	About 859.82 m ²			
Private Car Parking Space	5m x 2.5m	Unit(s): 2	N/A	N/A
Light Goods Vehicle U/L Space	7m x 3.5m	Unit(s): 1	N/A	N/A

The Proposed Structures will be erected at least 3m away from the Tree Trunk.
The size of the tree pit of T1 will be at least 2m x 2m.



Paved Area Ratio

Tree Preservation Area: 223 m² (About)
Paved Area: 2156 m² (About)



Total Area: 2,379 m² (About)
Covered Area: 859.82 m² (About)
Uncovered Area: 1,519.18 m² (About)
Nos. of Proposed Structures: 5
Nos. of Existing Temporary Structures: 4

Appendix 5

Tree Preservation Proposal

樹木保護計劃

Location:
D.D. 107 Lot 949 (Part)

OZP: S/ML-KTN/9
District: Kam Tin North
Zoning: Agriculture

擬議臨時動物寄養所(為期3年)及
填土工程

Proposed Temporary Animal Boarding
Establishment For a Period of 3 Years
and Filling of Land

Legend:

- Ingress / egress
- Proposed Structures
- Private Car Parking Space
- LGV U/L Space
- Tree Preservation Area
- Existing Tree to preserve

Drawing No.: 5-01

For Identification Only

Date: 01/09/2021



Scale
1:500 @ A4

Previous s.16 Application covering the Application Site

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration By RNTPC/TPB</u>	<u>Rejection Reason</u>
1.	A/YL-KTN/759	Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	14.5.2021	(1)

Rejection Reason

- (1) The site is fragmented with structures excluded. Approving the application would result in piecemeal development and is undesirable from land-use planning and planning control point of view.

**Similar Applications in the Same “Agriculture” Zone in the vicinity of the Site
on the Kam Tin North OZP**

Approved Applications for Animal Boarding Establishment (With/ Without Filling of Land)

	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Date of Consideration (RNTPC/TPB)</u>
1	A/YL-KTN/232	Animal Boarding Establishment (Kennel and Cattery)	29.7.2005 (on temporary basis for a period of 3 years) [revoked on 29.1.2006]
2	A/YL-KTN/251	Animal Boarding Establishment and Ancillary Facilities (Kennel and Cattery)	7.7.2006 (on temporary basis for a period of 2 years)
3	A/YL-KTN/253	Animal Boarding Establishment (Kennel)	4.8.2006 (on temporary basis for a period of 3 years)
4	A/YL-KTN/304	Animal Boarding Establishment with Ancillary Facilities	19.9.2008 (on temporary basis for a period of 3 years) [revoked on 19.3.2010]
5	A/YL-KTN/308	Temporary Animal Boarding Establishment (Kennel) and Breeding Area for a Period of 3 Years	5.9.2008 [revoked on 5.3.2009]
6	A/YL-KTN/324	Temporary Animal Boarding Establishment (Kennel) and Breeding Area for a Period of 3 Years	22.5.2009 [revoked on 22.5.2011]
7	A/YL-KTN/377	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years	30.3.2012 (on temporary basis for a period of 3 years) [revoked on 30.9.2012]
8	A/YL-KTN/410	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years	17.1.2014 (on temporary basis for a period of 2 years) [revoked on 17.7.2014]
9	A/YL-KTN/489	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years	5.2.2016
10	A/YL-KTN/562	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	11.8.2017 [revoked on 11.1.2020]
11	A/YL-KTN/588	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.3.2018 [revoked on 16.9.2018]
12	A/YL-KTN/605	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	15.6.2018
13	A/YL-KTN/616	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	17.8.2018 [revoked on 17.1.2021]

14	A/YL-KTN/617	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	17.8.2018 [revoked on 17.7.2020]
15	A/YL-KTN/623	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	21.9.2018
16	A/YL-KTN/639	Renewal of Planning Approval for Temporary "Animal Boarding Establishment with Ancillary Facilities" for a Period of 3 Years	1.2.2019
17	A/YL-KTN/642	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	22.2.2019
18	A/YL-KTN/645	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	12.4.2019 [revoked on 12.10.2019]
19	A/YL-KTN/651	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	17.5.2019
20	A/YL-KTN/659	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.8.2019
21	A/YL-KTN/695	Temporary Animal Boarding Establishment for a Period of 5 Years	15.5.2020
22	A/YL-KTN/724	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years	23.10.2020
23	A/YL-KTN/713	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	6.11.2020
24	A/YL-KTN/716	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	20.11.2020
25	A/YL-KTN/730	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	20.11.2020
26	A/YL-KTN/743	Temporary Animal Boarding Establishment with Ancillary Office for a Period of 3 Years	22.1.2021
27	A/YL-KTN/752	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	26.3.2021
28	A/YL-KTN/757	Temporary Animal Boarding Establishment for a Period of 5 Years	16.4.2021
29	A/YL-KTN/769	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	9.7.2021
30	A/YL-KTN/771	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	9.7.2021
31	A/YL-KTN/775	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	23.7.2021

Approved Applications for Filling of Land for Temporary Hobby Farm

	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Date of Consideration (RNTPC/TPB)</u>
1	A/YL-KTN/693	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years and Filling of Land	15.5.2020
2	A/YL-KTN/745	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling	5.2.2021
3	A/YL-KTN/772	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) with Ancillary Canteen for a Period of 3 Years and Filling of Land	9.7.2021

5-1

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年08月13日星期五 3:37
收件者: tpbpd
主旨: A/YL-KTN/781 DD 107 Fung Kat Heung
附件: Fung Kat Heung - Google Maps.pdf

A/YL-KTN/781

Lot 949 (Part) in D.D. 107, Fung Kat Heung, Kam Tin North

Site area : About 2,379sq.m

Zoning : "Agriculture"

Applied use : Animal Boarding Establishment / 3 Vehicle Parking / **Filling of land**

Dear TPB Members,

The application is designed to address the issue of fragmentation brought up re Application 759.

However despite PlanDs recommendation on this issue, members must also consider the other issues raised during the meeting of 14 May with regard to applications for this use.

*A Member noted from a public comment that the number of animal boarding establishment applications was disproportional to the market demand and asked whether there was information on market demand of such facilities. Ms Ivy C.W. Wong, STP/FSYLE, said that there was no information at hand on the overall market demand and supply of animal boarding establishments. For the Kam Tin North "AGR" zone, there were **47 similar applications** for temporary animal boarding establishment. Amongst which, one application was rejected, **22 approved applications were revoked or had lapsed**, and **A the planning permissions of 24 applications were still valid but most of them had not commenced operation.***

So as the Yanks say, 'Do the math', only 50% are still with valid approval BUT MOST OF THEM HAD NOT COMMENCED OPERATION.

Certainly any reasonable person can deduce from this that there was no intention from the beginning to provide genuine facilities so the applications had other priorities, to provide a reason for excavating the land. And members were of the same opinion.

81. Some Members considered that information on the estimated supply and demand for animal boarding establishment would be useful for the Committee's future reference. The Committee agreed to request AFCD for such information, if available. HOPEFULLY THIS CAN BE MADE AVAILABLE SOON

The filling of land is with an area of about 2,379m2 and depth of about 0.3m, almost all the site, would indicate that this is a Destroy to Build application.

This application is therefore "undesirable from land-use planning and planning control point of view"

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, April 13, 2021 4:04:58 AM
Subject: A/YL-KTN/759 DD 107 Fung Kat Heung

A/YL-KTN/759

Lot 949 (Part) in D.D. 107, Fung Kat Heung, Kam Tin North

Site area : About 1,826sq.m

Zoning : "Agriculture"

Applied use : Animal Boarding Establishment / 3 Vehicle Parking / **Filling of land**

Dear TPB Members,

Should the applicant read Animal Breeding? It is quite clear that the number of applications for this use are far greater than the market demand for animal boarding. There have been numerous applications for such facilities in the past year.

No indication as to how many animals to be accommodated on the site. No mention of discharge from faeces, urine and chemicals used in bathing and treatments.

Are there no animal lovers on TPB? Media is full of reports on breeding farms with atrocious conditions and exploitation of animals.

Instead of approving these facilities members should be demanding that there be some controls on these activities and registration.

In this case the application would appear to be disguising brownfield uses. Although no previous approval is quoted, in addition to the three structures mentioned, there are another 5 shown on the plan tagged "This temporary structure is not included in this application"??? 50% of the site would be covered.

Members questions please.

Mary Mulvihill

Google Maps Fung Kat Heung



Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 50 m

Advisory Clauses

- (a) prior planning permission should have been obtained before commencement of the development at the Site;
- (b) note DLO/YL, LandsD's comments that the Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The lot owner will need to apply to his office to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (c) note C for T's comments that the Site is connected to the public road network via a section of a local access road which is not managed by his department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) note CHE/NTW, HyD's comments that his department shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – Tam Mi. Adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;
- (e) note CTP/UD&L, PlanD's comments that the applicant is reminded that approval of the application does not imply approval of tree works such as pruning, transplanting, and felling under lease. The applicant should seek comments and approval from relevant authority on the proposed tree works and compensatory planting proposal, where appropriate;
- (f) note DEP's comments that the applicant is advised (i) that the proposed structure for animal boarding establishment should be enclosed with soundproofing materials with provision of 24-hour mechanical ventilation and air-conditioning system; (ii) to follow the requirements stipulated in "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site"; (iii) a maximum of ten dogs with dog mask, as proposed by the applicant, are allowed for outdoor activities at the same time; (iv) to provide adequate support infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the applied use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Environmental Protection

Department(EPD)'s Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including percolation test; and (v) that it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances.

- (g) note DAFC's comments that under the Public Health (Animals) (Boarding Establishment) Regulations, Cap. 139I, any person who provides food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from his department;
- (h) note D of FS' comments that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO)(Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) note CBS/NTW, BD's comments that before any new building works (including containers/ open sheds as temporary building, demolition and land filling, etc) are to be carried out on Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. For UBW erected on lease land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. If the existing structures (not being a New Territories Exempted House) are erected on lease land without the approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. If the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority. Any temporary shelters or converted containers for office, storage washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage; and

- (j) note DFEH's comments that proper license/ permit issued by his department is required if there is any food business/ catering service/ activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and any other relevant legislation for the public and the operation of any business should not cause any obstruction. If the proposal involves any commercial / trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Any animal carcass/ parts shall be properly wrapped or bagged before disposal and in accordance with the relevant legislation. Also, for any waste generated from the activities in the premises, the applicant should handle on their own / at their expenses.

